

AVAILABLE FOR LEASE

201,889 SQUARE FEET (P.O.L.) PRIME INLAND EMPIRE WEST LOCATION - CHINO, CA



FEATURES

Main Office:	±5,282 SF
Whse Office:	±5,760 SF
Clearance:	26' at 1st Column
Sprinklers:	ESFR w/ K-25 Heads
Bay Spacing:	48' x 48'
Lighting:	LED with Motion Sensors
Loading:	24 - 9' x 10' DH Doors w/ "safe" ty gates - 15 w/ Pit-Levelers, Bollards & Swing Arm Lights w/Fans - 9 w/ Edge-of-Dock Levelers
Rail Doors:	4 - 12' x 14' Ground Level Doors 3 - 10' x 13' Rail Doors (Service Subject to UPRR Approval)
Truck Court:	Fully Secured
Parking:	To Code
Power:	3,000 amp, 277/480 volts, 3 phase
Ventilation:	2-HVLS Fans in Warehouse

5150 Edison Avenue, Unit B, Chino, CA



Close proximity to Chino Valley (71) Freeway with access to
O.C. via Riverside (91) Freeway and L.A. /Ontario via Pomona (60) Freeway

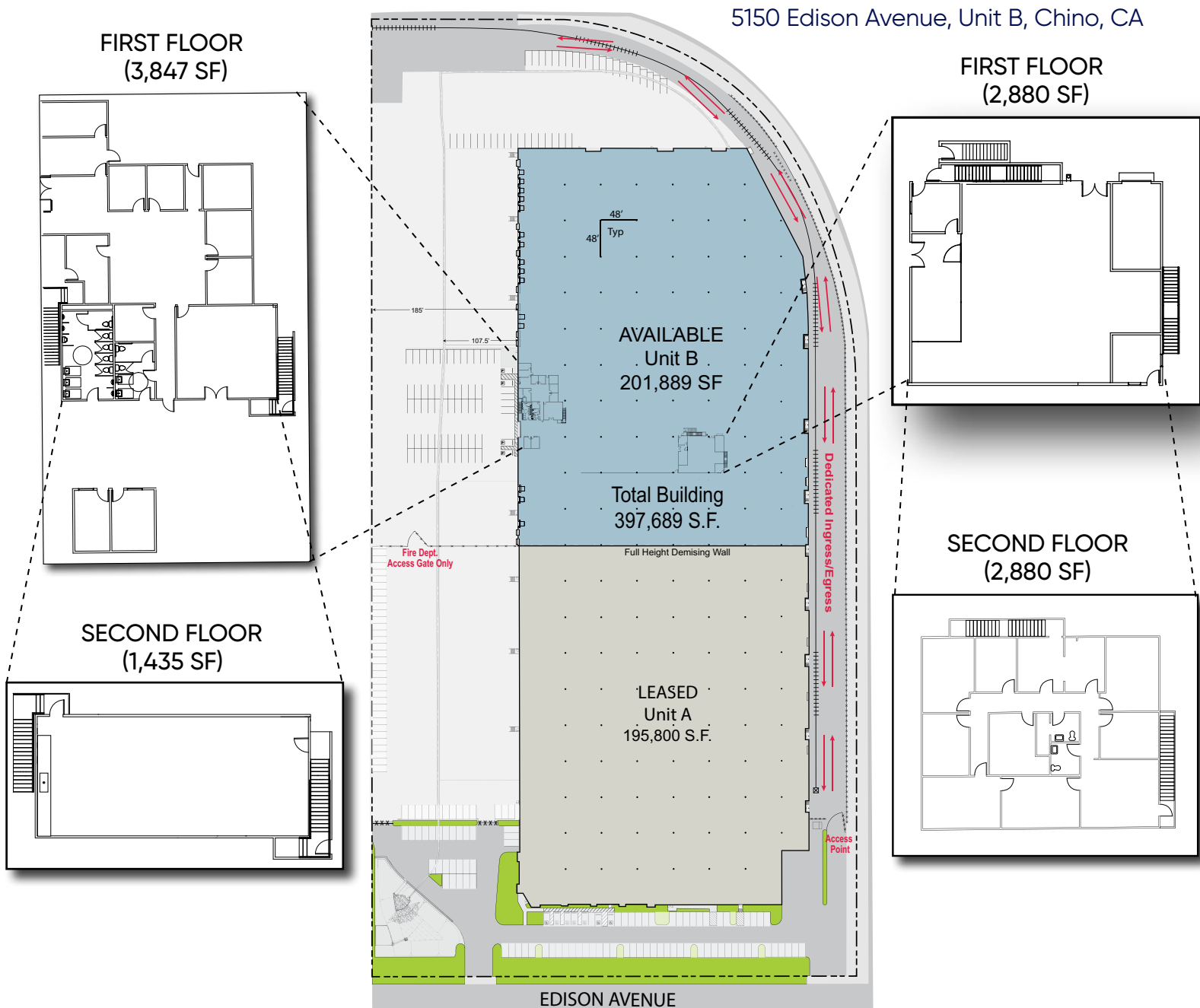


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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.